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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2007-0135.3A

**ZAP:** August 7, 2012

**SUBDIVISION NAME:** KNOLLWOOD ON THE COLORADO RIVER SECTION 2B

**AREA:** 20.494 Acres

**LOTS:** 79

**APPLICANT:** Morningwood Investments LP  
(Kenneth Blaker)

**AGENT:** TRE & Associates LLC  
(Adrian Rosas)

**ADDRESS OF SUBDIVISION:** 7051-1/2 Shelton Road

**GRIDS:** MM21

**COUNTY:** Travis

**WATERSHED:** Colorado River

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family, Public, ROW

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for approval of the above referenced final plat out of an approved preliminary plan. The subdivision is composed of 76 single-family lots and 3 drainage/p.u.e. lot on 20.4 acres. The lots will take access via new internal streets that connect to existing neighborhood streets. The City of Austin will provide electric, water and wastewater service. Parkland dedication requirements have been satisfied by dedication of land. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 974-2786

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# VICINITY MAP

(NOT TO SCALE)



